



DATE:

APPROVED  
BY:

Russell D. Schaedlich, Secretary

## **MINUTES OF THE LAKE COUNTY PLANNING COMMISSION**

**August 25, 2015**

The Lake County Planning Commission hereby finds and determines that all formal actions were taken in an open meeting of this Planning Commission and that all the deliberations of the Planning Commission and its committees, if any, which resulted in formal actions, were taken in meetings open to the public in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Chair Zondag called the meeting to order at 5:30 p.m.

### **ROLL CALL**

The following members were present: Messrs. Adams, Brotzman, Martin (alt. for Troy) Morse, Schaedlich, Walker (alt. for Malecek), and Zondag. Legal Counsel present was Assistant Prosecutor Gianine Germano. Planning and Community Development Staff present were Mr. Radachy, Mmes. Jordan and Myers.

### **MINUTES**

Two corrections were made to the Minutes. Mr. Morse said the Chair for the meeting was Mr. Zondag and Mr. Brotzman wanted to put in the minutes that he recused himself and left the room before Kimball Estates was discussed in the old business section.

Mr. Morse moved and Mr. Martin seconded the motion to approve the July 28, 2015 minutes as corrected.

Five voted "Aye".

One abstained.

### **FINANCIAL REPORT**

Mr. Radachy mentioned that the Commissioners had only expected the Department to bring in revenue for subdivision permits of \$2,000.00 this month and we surpassed that amount by having received \$3,860.00 at this time.

Mr. Walker moved and Mr. Brotzman seconded the motion to accept the July 2015 Financial Report.

All voted "Aye".

#### PUBLIC COMMENT

There was no public comment.

#### LEGAL REPORT

Assistant Prosecutor Germano stated there was no legal report.

#### DIRECTOR'S REPORT

Mr. Radachy reported on the following items:

- Ms. Megan Legerski, our new Intern, started today. She will be working for 15 weeks, two days a week, Tuesdays and Thursdays. She is a senior at Cleveland State University. She had attended a Fairport Harbor Village meeting that was very lengthy.
- We are working with Fairport Harbor to review and finalize Nautical Ridge Condominiums on High Street. There is a proposal to add rental units among the condominiums.
- Mr. Zondag and Mr. Brotzman were reappointed to the Planning Commission for a new three-year term last Thursday by the Commissioners. Their appointments had ended on August 15, 2015.

## ANNOUNCEMENTS

There were no announcements.

Mr. Zondag asked Mr. Radachy if he would still be Chairing the NE Ohio Planning and Zoning Workshop next year and he replied in the affirmative. Mr. Radachy said the Workshop should be held in Lake County in 2016 and they are starting to look into possible locations at this time.

## SUBDIVISION REVIEW

### Concord Township – Stoneridge Phase 1A, Resubmission of Final Plat, 13 Lots and 2 Blocks, 12.94 Acres

Ms. Jordan introduced the Stoneridge, Phase 1A Subdivision as a Final Plat resubmission located in Concord Township. The Developer is Mentor Farms, LLC and the Engineer is the Barrington Consulting Group. It is currently zoned as R-2, Residential Conservation District, and consists of 12.9396 acres with 13 sublots. Each sublot will be approximately .5 acres. There is 1.7329 acres of open space for Phase 1 and 22.064 acres of open space for all phases combined. The Phase 1A open space is 13.39% of the 41.18% overall for the site, leaving 49.32%. Below are the stipulations and comments for this Subdivision:

Proposed Final Plat stipulations from August 26, 2015:

1. Corrections are to be made to bearings and distances. *Lake County Tax Maps*

Final Plat stipulations from June 24, 2014:

1. Plats and plans are required to correspond to each other. *Article III Section 4(A)*

- a. The Plat has local service drainage easements between Sublots 15 and 16 and between 17 and 18 and page 6 of the Improvement Plans show these easements as drainage easements. The easements need to be shown as local service drainage easements on the Plat and the Improvement Plans.
  - b. Project Description of Phase 1 is indicated on page 14/18 of the Improvement Drawings as being 16.09 acres. The Subdivision Plat indicates a Surveyor certification of 12.9396 acres. This needs to be clarified. *Concord Twp. Trustees*
  - c. The Sublot 5 elevation box is marked as S/L 15 on both pages 4/18 and 15/18 on the Improvement Plans. *Concord Twp. Trustees*
2. Record numbers for the easements not platted as part of Woodcrest and Cali Woods Number 2 must be provided. These include, but are limited to the sanitary sewer easement and the storm sewer easement on subplot 15 of Woodcrest. *Article III Section 6(D)(3)(e)*
  3. Final forms of covenants running with the land and any deed restrictions, easements, and by-laws for homeowners associations shall be provided to the Township. *Concord Twp. Trustees*
  4. Final approval of each phase of a residential conservation development shall be formally accepted by the Township Board of Trustees prior to recording (Section 16.14 A.8 of the Zoning Resolution). *Concord Twp. Trustees*
  5. Indicate on the Plat that all lots shall be limited to detached single-family dwellings only. *Trustees*
  6. The Developer will be required to plat a minimum amount of open space required by Concord Township R-2 RCD requirements. *Lake County Planning Commission*
  7. Drainage Easement in Block 'C' shall be a Local Service Drainage Easement.

Final Plat Comments from June 24, 2014:

1. With recent increases in development and the consequences of the July 20<sup>th</sup> flash flood which struck our area, we would once again like to point out that the development on the highlands of Concord Township almost assures a rapid runoff of rainwater downstream during heavy rainfalls which can and has caused high levels of erosion and short term flooding in neighboring developments at the lower elevations. Frequently we observe that the culture of developers this day is to deforest these new construction areas almost entirely. Trees capture and store rainfall temporarily during these events, help prevent the aforementioned from taking place and are the desired solution along with increased detention capacities and bioretention practices which will help protect the neighbors downstream and mediate the added burden on our local agencies response to the aftermath of such events. *Concord Twp. Service Dept.*
2. Potable water to be provided by Painesville City per their "Franchise Agreement" with the Board of Lake County Commissioners. *L.C. Utilities*

3. The proposed lot sizes and building setbacks conform to the R-2, RCD District zoning, and the proposed lot configurations conform to the approved Township Preliminary Plan for Concord Ridge. *Concord Twp. Trustees*
4. Provide ownerships of open Space and Blocks. *Lake County Engineer*

The site is located off West Girdled Road in Concord Township just west of Rt. 608 and connects the Hillcrest Subdivision's Keystone Drive to Cali Woods' JoAnn Drive.

Ms. Jordan showed the Preliminary Plan and the first submission of the Final Plat. The first areas of concern were Sublot eight, the numbering of the sublots, as well as the quantity of open space. Sublot eight is now configured by following the easement line shown along the border and Sublot 18 is now Sublot 19. Open space has decreased by .18 of an acre. It is being resubmitted at the request of Concord Township. Lake County Tax Map, after reviewing the Plat, requested that corrections be made to the bearings and distances on the Plat Map.

Staff recommended approval of the Final Plat resubmission.

Mr. Radachy stated that all the previous stipulations will remain in place.

Mr. Brotzman moved to approve the resubmitted Final Plat for Stoneridge 1A Subdivision with eight stipulations and four comments and Mr. Adams seconded the motion.

All voted "Aye".

Madison Township – Madison Meadows, Phase II, Rescinding Approval for Final Plat

Madison Township – Variance Request to Stub End of Bay Meadow Street, Parcel # 01B-127-A-00-033-0

Mr. Radachy stated that there were two issues from Madison Township. The first one is that the new owner wants to remove the Final Plat approval of the Madison Meadows, Phase II Subdivision done back in 2006. He is not the Developer who initially brought this Subdivision to us, but inherited it when he purchased the property and wishes not to do the proposed six-lot Subdivision. He is also requesting a variance to allow the stub end on Bay Meadow Street to be used as frontage.

The property is located at the end of Bay Meadow Drive, which is off Abiding Way just east of Haines Road a little north of Lockwood Road. Madison Meadows, Phase 1 is fully developed. The original Developer of the property was Madison Meadows LTD. College Green Builders purchased the property of the proposed Madison Meadows Subdivision, Phase 2 from them in 2013. It is zoned A-1 and R-1. Mr. Radachy showed the original Subdivision Plat on PowerPoint and the extended cul-de-sac going to seven lots. There was one lot on Haines and six lots along the proposed extended cul-de-sac. The new owner wants to keep the one lot on Haines and wishes the remainder of the property to be kept for himself and to vary the cul-de-sac to be used as frontage.

The current Developer is requesting that the approval of the Final Plat from 2006 be rescinded, which must be done because there is no expiration on the Final Plat. Because of changes made in the Subdivision Regulations since that time, there will be a two-year expiration period placed on this Subdivision.

Mr. Radachy added that a stub end is not allowed to be used as frontage in order to allow for its extension in the future. This variance is asking permission to use the stub end as one lot. This was a temporary cul-de-sac that would in essence have become a permanent cul-de-sac, but is currently a temporary cul-de-sac. It has a 60-foot right-of-way with the cul-de-sac actually in the easement.

Mr. Zondag was concerned about water along the back of this property.

Mr. Radachy said there was no water on the back part of the property. There used to be two lakes. One lake is still in place and repairs were made on a dam there. There is a stream bed where the second lake was per the Soil and Water Conservation District.

Staff is recommending the approval be voided on this Subdivision and is recommending approval on the variance request. If the owner does not want to extend the sanitary sewer and the road, that is his prerogative. He does not need to service anyone to the north of the property. There is sanitary sewer on Haines Road and the road is not necessary for development.

Mr. Martin moved to rescind the approval of the Final Plat for Madison Meadows, Phase II and Mr. Morse seconded the motion.

All voted "Aye".

Mr. Walker moved to accept the variance to allow the width of the right-of-way to be used as frontage and Mr. Brotzman seconded the motion.

Mr. Brotzman questioned if this would be different if it were a simple stub.

Mr. Radachy replied if it were a simple stub, staff would have been recommending denial because we would be looking for them to put in a turnaround for the Madison Township snow plows, garbage trucks, and fire trucks. This would be a public road. We had granted variances on simple stubs but usually there were two lots at the end and neither or only one had driveways to the simple stubs. This has ten lots. If we had a simple stub with ten lots, we would have to keep it. In this case, this would become just a private driveway attaching to the road. A private access has no conditions on how it is to be maintained or sized.

Mr. Brotzman was concerned about the private stream or pond shown on page II.

Mr. Radachy stated that the stream actually runs right on the property line, just off the property and still in the riparian area.

Mr. Don Welsh with College Green Builders LLC was asked to speak to the Board by the Chair. He and his family reside in Madison Township and they purchased this site. Initially when they purchased it, they knew they did not want to do it the way it is now approved for eight lots. There was a high degree of practical difficulty in developing this because of a high-pressure gas main that runs east and west through the property and the elevation of a sanitary sewer pretty much prohibits extending the gravity-pull sewer past that gas main without totally ripping up that street and reconstructing it. He knew all the neighbors on that cul-de-sac and they were aware that he owned it. For the last couple years, they have asked that the cul-de-sac not be developed in the Subdivision.

Mr. Welsh had initially talked to Mr. Radachy about this 18 months ago. He was going to present a request where these 18 acres would be divided into two lots. He planned to build one house for him and hold the other house for his son. His son has assured him that we no longer have a need for a spare lot. Both the aggrieved neighbors have given letters of endorsement. They are ecstatic that there is only going to be one house back there. He hoped the Commission would support his request.

Mr. Welsh was asked where the gas line led and he replied directly through the 50-foot easement along Lockwood Road. It literally crosses the ravine and goes behind property between what used to be Ms. Carolyn Stroombeek and Madison Meadows I. It turns and heads north through there and he believed it ran clear down to the golf course. That is a high-pressure gas main. He could build a driveway over it, but tearing it up for a road would be major reconstruction over that gas main.

The vote was taken on the open motion.



All voted "Aye".

Painesville Township – The Villas at Lake Erie Shores, Preliminary Plan, 30 Lots, 6.294 Acres

Ms. Jordan presented the following subdivision items at The Villas at Lake Erie Shores located in Painesville Township. The Developer is Palmieri Builders and the Engineer is Barrington Consulting Group, Inc. The development of the proposed Subdivision is to occur in one phase and will consist of single-family homes. The current zoning for this development is FPUD, Flexible Planned Use Development. It has 6.294 acres for 30 proposed sublots averaging 0.153 acres each. The amount of open space is 1.21 acres and will account for 19.22% of the site.

The Subdivision is located adjacent to the Villa Grande Subdivision and is north of Lake Road. Ms. Jordan showed the Preliminary Plan and the surrounding properties. The 12 stipulations and five comments submitted on this Subdivision are listed below:

Preliminary Plan Stipulations:

1. Proposed grading is not indicated on the Plan. *L.C. Engineer*

Design Stipulations:

1. The curve in front of Sublots 11 to 17 does not meet requirements for maximum curvature. The maximum degree of curvature radii for centerline curvature is 28 degrees for 200 feet on minor streets. This curve exceeds the maximum of 28 degrees (*Article IV, Section 3(C)(2) Variance Requested.*)
2. The block distance between subdivision entrances must be greater than 500 feet. If the road that is proposed to make a cross intersection with Pebble Beach moves because of this requirement, it will need to have a 150-foot offset with Pebble Beach. (*Article IV, Section 3(G)(2) Variance Requested.*)
3. The ingress/egress utility easement must be the same width as the public right-of-way and utility easement added together. It is required to be 90 feet. The ingress/egress may be

separated. The ingress/egress would need to be 60 feet and have 15-foot utility easements on either side. (Article VIII, Section 4(A)(5) *Variance Requested*).

3. Sublots 1, 10, 11, 19, 20, and 30 shall have driveway access to Vista Largo Circle only. *L.C. Engineer*
4. Yard drains shall be required for every subplot not abutting a runoff conveyance. *L.C. Engineer*
  - a. Easements shall be established for drainage ditches or storm sewers that are not located in the dedicated right-of-way, including yard drain easements for sublots that share yard drains. *Art. V, Section 4 (A)*

#### Design Comments:

1. The Subdivision should connect to the open space. (Example: path connecting Villa Grande to open space) *Lake County Planning & Community Development*
2. We have concerns about the radius of the east section of the road. The concern is based on the turning radius of our equipment. *Painesville Township Fire Chief*

#### Technical Stipulations:

1. Until plats and plans for the Subdivision are approved, properly endorsed and recorded, no improvements, such as sidewalks, water supply, storm sewers, sanitary sewerage facilities, gas service, electric service or lighting, grading, paving or surfacing of streets shall hereafter be made by the owner or owners or his or their agent, or by any public service corporation at the request of such owner or owners or his or their agent. *Art. I, Sec 4, B*
2. A Storm Water Pollution Prevention Plan must be prepared for erosion and sediment control. Effective March 1, 2000, an approved Erosion and Sediment Control (ESC) Plan shall be submitted after the approval of the Preliminary Plans and obtained prior to the approval of the Improvement Drawings by the Lake County Planning Commission (Section 5 of the Lake County Erosion and Sediment Control Rules, adopted 12/21/99). ESC Plan approvals shall be obtained through the Lake County Soil and Water Conservation District.  
*Art. IV, Sec. 3, E - Art. IV, Sec. 3, F - Art. V, Sec. 4, A - Art. V, Sec. 4, B - Art V, Sec. 4, C*
3. Any subdivision with a Preliminary Plan filed after 1/27/04 will be required to provide a three-year maintenance bond or surety when the subdivision goes into the maintenance phase. *Article V Section 8(D)*
4. All finished grades shall be at least one foot above calculated 100-year base flood elevation.  
*L.C. Engineer*

5. Traffic signs shall meet OMUTCD standards. *L.C. Engineer*
6. An application, review fee, and SWP plan must be submitted. *L.C. SWCD*

Technical Comments:

1. Reserve fund required for both sewer and water installation.
2. The Homeowner Associations (HOA) for Villa Grande and The Villas at Lake Erie Shores may be combined, which would allow The Villas at Lake Erie Shores to connect sewers together.
3. Amendments have been made to Painesville Township's Flexible Planned Unit Development (FPUD) zoning language since approval of the Subdivision. The Preliminary Plan must meet old standards per Painesville Township's Zoning Resolution, including the requirement of building setback measurements from the farthest building projection. *Painesville Township Zoning*

Ms. Jordan stated the first proposed stipulation is that sublots 11 to 17 did not meet the curvature requirements for maximum curvature, which is 28 degrees for 200 feet of minor streets and a variance has been requested for this. The block distance between subdivision entrances must be greater than 500 feet. If the road that is proposed to make a cross intersection with Pebble Beach moves because of this requirement, it will need to have a 150 foot offset. The ingress/egress utility easement must be the same width as the public right-of-way and utility easement added together. It is required to be 90 feet. The ingress/egress may be separated. The ingress/egress would need to be 60 feet and have 15-foot utility easements on either side. The final stipulation is that the Painesville Township Fire Chief had concerns regarding the radius of the east section of the road and the concern is based on the turning radius of the equipment.

Mr. Radachy said the Lake County Subdivision Regulations require a 50-foot radius or 100-foot diameter of a cul-de-sac bulb. This would allow for trucks to make the turn and come around. If you actually put a circle on top of them, these curves would form a 100-foot radius and a 200-foot diameter, which is twice the size of a regular cul-de-sac so they should have the ability to make that curve. There was a straight-a-way between the reverse curves so that meets our regulation of having a minimum of 50 feet between reverse curves. After he had sent the Fire Chief the image, the Fire Chief sent Mr. Radachy an email saying he had

since talked to the Developer, who further explained the radius and inside and outside dimensions and he was good with the drawing presented with regard to their vehicle's ability to maneuver the curves.

Staff recommended approval with correction of all stipulations including one Preliminary Plan stipulation, five design stipulations and six technical stipulations.

Mr. Radachy stated that this would require four separate motions. The first one includes the Preliminary Plan with all the stipulations as noted and then motions on the three variances.

Mr. Walker had read some of the wetland study and wanted to know what their recommendations were on this.

Mr. Radachy said the stream going through the north of the property and another stream coming along the back of the property are in environmental covenants required by the US Army Corps of Engineers. All the wetlands are pretty much in that area and are not being disturbed.

Mr. Walker stated that on the east side it looks like there is plenty of room but on the west heading north it looks like that is pretty tight along the property line.

Mr. Radachy believed they were all outside the covenant area.

Mr. David Novak of Barrington Consultants at 9914 Tyler Blvd., Mentor, Ohio, showed the line on the screen that actually represented their property line and the line that represented the covenanted easement that was agreed with Lake Erie Shores to be developed along with Villa Grande. All of the wetlands are within the shown area. Within the document on wetlands, there is a different easement that allows them one discharge and

enters into this area because they recognized that, when this property was developed, you would have to have some means to discharge the stormwater off site.

Mr. Zondag brought up what looked like a retention pond attached with what looks like a pipe.

Mr. Novak stated that they had a lot of discussions with the County Engineer, Mr. George Hadden, and had done a drainage study of this area. The creek continues and goes through Lake Erie Shores and further. What the drainage study determined was they were better off to allow the water to exit the site undetained because what happens is our water is in the stream and gone before all the other water gets to us. The County Engineer has agreed that they could do that. The other component of that is they were using that stormwater retention and will need to show more water quality. The water quality is going to be handled by two bioretention basins. A bioretention basin is approximately four feet deep, has amended soils that allow the water to be filtered and put specific plants within these areas so it will clean the water. As the water passes through these areas, there is a time frame that the water has to be retained so it is not just rushing through. We have underdrains on both of the ponds to allow for, once it passes through a filter bed, the water to be cleaned. It is collected and discharged to the northeast portion of the site.

Mr. Zondag inquired on how much water comes to them from the other sites.

Mr. Novak replied that, because they had a creek that is on the west, north and east, there is no offsite. Lake Road is in the middle and all the water to the south goes through a culvert under Lake Road. There is no offsite water getting there.

Mr. Brotzman asked if there were some sort of a splash or anti-erosion type of component in this area as it is discharged.

Mr. Novak said there would, but the water would be relatively slow because the water is collecting in a bio retention basin and there is either a 24 hour or 48 hour draw-down time for the first  $\frac{3}{4}$  inch of rain. They will definitely put in some kind of rock channel protection there or some type of a spreader or something to stop any potential erosion at the discharge point.

Mr. Brotzman queried of any interconnectivity with Villa Grande and Mr. Novak stated there was none.

Mr. Brotzman wanted was concerned about a little stub pointing to the south being configured in that zone.

Mr. Novak stated that there would really not be anything. There is an existing culvert. When Villa Grande was developed, this was actually going to be a high-density attached product of eight or ten units per building compared to what we are proposing here. When this was granted, the center radius was at 95 feet and they were at 100. At that time, this cul-de-sac also did not meet the County Regulations of having a 50-foot radius or 100-foot diameter. A fire truck or some type of larger vehicle would have to pull in, back into this area and go out. Again, this is not on our property but that has to remain so that emergency vehicles or any type of vehicles could turn around at the end of the cul-de-sac in Villa Grande.

Mr. Radachy stated that Villa Grande was a private street. There is no requirement to connect private streets together.

Mr. Brotzman asked Mr. Radachy if in lieu of this type of hammerhead turnaround discussed, if there could be an emergency access for safety forces. Mr. Radachy said he originally did talk about having emergency access to get through for the safety forces and the people living in Villa Grande. There was an easement put onto this property at one point, but it has since been vacated and was deemed unnecessary by safety forces.

Mr. Zondag asked if these homes would be slabs or have basements and was told by Mr. Novak they would have basements. Mr. Zondag asked if they anticipated any drainage problems on this site and Mr. Novak said any of the houses along the existing streams would have basements above the 100-year flood elevation shown in the study.

Mr. Martin moved to approve the Preliminary Plan for The Villas at Lake Erie Shores with 12 stipulations and 5 comments and Mr. Brotzman seconded the motion.

All voted "Aye".

Painesville Township – The Villas at Lake Erie Shores, Variances to Article IV, Section 3(C)(2) and Section(G)(2); and Article VIII, Section 4(A)(5)(b) and (c)

Article IV, Section 3(C)(2):

Mr. Radachy said only one comment was received. The Fire Chief had concerns about the 100-foot diameter of the cul-de-sac for the first variance to Article IV, Section 3 C(2), Minimum and Maximum Degree of Curvature radii of centerline curvature and he has since voiced his okay with the turning radii. This curve only serves the Subdivision of 30 lots. This is a private street and the Township would not have to use their vehicles. The residents would have to hire their own snow plows, which would probably use smaller trucks.

Article IV, Section 3 (G)(2):

Mr. Radachy said concerning the variance on Article IV, Section 3 (G)(2), No block on a major or collector street shall be less than 500 feet. The proposed block length is 375 feet, the frontage of the property along Lake Road is 802.70 feet. There is an environmental covenant on the west side of the property, which limits the usable frontage further. They did move the road a little, but having the road directly across from Tradewinds is a better way out of the Subdivision. It is safer to have a cross intersection as opposed to one that was offset. Offsetting it would also have moved the houses closer to the street. The block length is usually 500 feet on a main road. If this weren't a collector road, there would only be a need

for a 350-foot block length. Traffic on the road is strictly from Lake Erie Shores and is fairly limited.

Article VIII, Section 4 (A)(5)(b) & (c):

Mr. Radachy stated the proposed plan included an easement width of 72 feet. Villa Grande is an example of another private street that was approved with a utility and access easement on a private street of 62 feet. There are more homes on this property than Villa Grande, yet he would recommend that we allow for this variance. County Subdivision Regulations require 90 foot easements in case the road would become public, which would make it easier for them to meet those standards. If located where they will never become public, staff has no issue with this variance being granted.

Staff recommends the three above-mentioned variances be granted.

Mr. Martin moved and Mr. Walker seconded the motion to approve the variance requested on Article IV, Section 3(C)(2) in The Villas at Erie Shores Subdivision.

Mr. Walker requested that the Fire Chief's email be added to the record. Here is that email:

**From:** Frank Whittaker [<mailto:fwhittaker@painesvilletwp.com>]  
**Sent:** Tuesday, August 25, 2015 12:32 PM  
**To:** Radachy, David  
**Subject:** Re: FW: Radiuses of roads

I spoke with the developer today who further explained the radius and inside and outside dimensions. I am good with the drawing as presented with regard to our vehicles ability to maneuver through the curve.

Thanks for the additional information

All voted "Aye".



Mr. Brotzman moved and Mr. Walker seconded the motion to approve the variance requested on Article IV, Section 3 (G)(2) in The Villas at Erie Shores Subdivision.

All voted "Aye".

Mr. Adams moved and Mr. Brotzman seconded the motion to approve the variance requested to Article VIII 4(A)(5)(b) and (c) in The Villas at Erie Shores Subdivision.

Mr. Zondag asked Mr. Radachy if 72 feet would be enough and Mr. Radachy replied in the affirmative.

All voted "Aye".

#### Subdivision Activity Report

Mr. Radachy gave the following monthly subdivision activity update:

- *Stoneridge Estates, 1A* – Road work completed and they are working on getting improvements into maintenance. This would require a letter from the County Engineer.
- *Mountainside Farms, Phase 5* – Their road work is completed and they are working on getting improvements into maintenance.
- Staff reviewed four minor subdivisions and recorded no major subdivisions.

#### LAND USE AND ZONING REVIEW

Mr. Radachy stated the Land Use and Zoning Committee did not meet in July.

He added that Mr. Falcone and Mr. Kenyon, both from LeRoy Township, were up for reappointment this month. They both indicated they wanted to continue and the

LeRoy Township Trustees recommended they be reappointed.

Mr. Walker moved that Mr. Falcone and Mr. Kenyon be reappointed to the Land Use and Zoning Committee representing the Land Use and Zoning Committee for Leroy Township and Mr. Brotzman seconded the motion.

All voted "Aye".

#### REPORTS OF SPECIAL COMMITTEES

##### Coastal Plan Committee

Mr. Radachy said the Coastal Plan Committee is not set to meet until September. They did not meet in May.

The Subdivision Regulations Review Committee is not technically a Committee yet. We would like to write the Regulations before a Committee is put together.

#### CORRESPONDENCE

There was no correspondence.

#### OLD BUSINESS

Mr. Radachy said there was no old business.

#### NEW BUSINESS

There was no new business.

## PUBLIC COMMENT

There was no public comment.

## ADJOURNMENT

Mr. Morse moved to adjourn the meeting and Mr. Brotzman seconded the motion.

All voted "Aye".

The meeting adjourned at 6:25 p.m.